# SAMPLE "CITY" PLAT OF GREEN ACRES SUBDIVISION (INSIDE CITY LIMITS) - DECEMBER 2001

NOTE: This fictitious subdivision plat has been prepared to illustrate the basic information, maps, certifications, etc., typically required on a residential subdivision plat to comply with state subdivision statutes and rules that apply within city limits in border-area counties of Texas as of December 1, 2001. These laws include the Model Subdivision Rules of the Texas Water Development Board (codified at 31 TAC Chapter 364) and statutes related to municipal regulation of subdivisions in subchapter A of Chapter 212 of the Texas Local Govt. Code.

For an actual subdivision plat, it will be necessary to substitute appropriate language and information pertinent to that subdivision. Further, most cities impose additional local requirements for subdividing land and for preparing plats. Municipal platting requirements typically apply not only within the city's limits but also to land outside city limits but within the city's extraterritorial jurisdiction (ETJ). Subdivision plats of land outside city limits must be approved by the county commissioners court and must meet additional legal requirements not addressed by this sample plat.

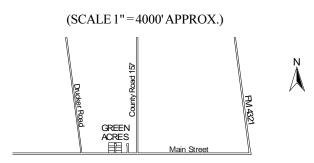
#### INDEX TO SHEETS OF SAMPLE PLAT

SHEET 1. Heading; Index; Location Map; Map: Lot, Street, and Easement Layout; Description (Metes and Bounds); Surveyor's Certification; Plat Notes and Restrictions

SHEET2. Final Engineering Report, including Description of Water and Wastewater/OSSF and Engineer's Certifications; Map of Water Distribution System; Topography; City Approval Certificate; Owner's Dedication

#### **LOCATION MAP**

Green Acres is located within the city limits of Lone Star, about one mile west of the intersection FM 4321 and Main Street.



## PLAT NOTES AND RESTRICTIONS

1. Buildings shall be set back as follows:

from the Main Street right-of-way, 10 feet, from the Stucco Street right-of-way, 10 feet, from other adjoining property lines, 5 feet.

- 2. No more than one single-family detached dwelling shall be located on each lot.
- 3. The finished floor elevation of any residence shall be at least 18" above the average height of the curb in front of the lot.
- 4. Each drainage easement shall be kept clear of fences, buildings, plantings, and other obstructions that would interfere with the flow of water within the maintenance of the drainage swales.
- 5. Sylvia Subdivider, the owner and subdivider of Green Acres, retains an easment upon each lot for the purpose of installing an approved on-site sewage facility (OSSF) on the lot, as described on Sheet 2 of this plat.

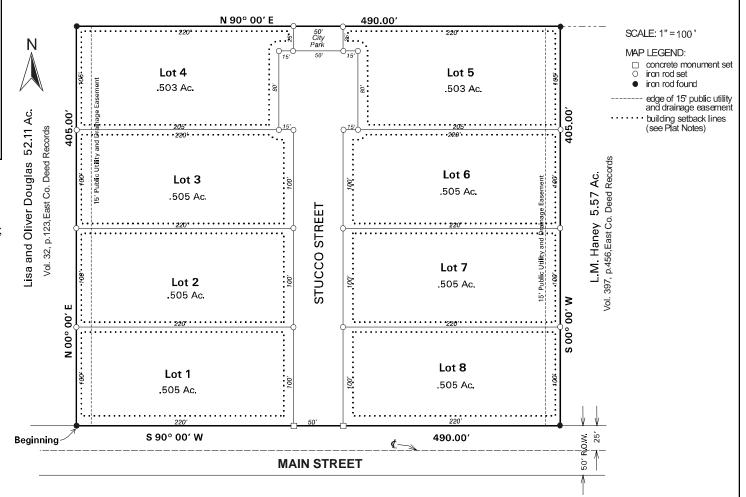
#### Location of Beginning Point with Respect to Corner of Survey of Which This Subdivision Is a Part

The Green Acres Subdivision lies within the Spanish Oaks Subdivision, as surveyed and shown on the plat recorded at Book 2, Sheet 17 of the Plat Records of East County, Texas. From the beginning point of the Green Acres Subdivision as described herein, a stone monument found for the southwest corner of the Spanish Oaks Subdivision bears S 45° W a distance of 2,472.00 feet.

# STATE OF TEXAS COUNTY OF EAST

I, Sam Surveyor, a Registered Professional Land Surveyor in Texas, hereby certify that this plat and the description of the Green Acres Subdivision were prepared from a survey of the property made on the ground by me or under my supervision on September 1, 2001.





## **DESCRIPTION OF GREEN ACRES SUBDIVISION**

Being 4.56 acres of land, within the survey of the Spanish Oaks Subdivision, lying and being situated in East County, Texas. The said 4.56 acre tract also being the same lands described in a Warranty Deed dated May 1, 1994, from Previous Owner to Sylvia Subdivider, recorded in Volume 432, page 321 of the Deed Records of East County, Texas. The said 4.56 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod found in the north right-of-way line of Main Street for the southwest corner of this subdivision, the southwest corner of the above mentioned Subdivider 4.56 acre tract, and the most southerly southeast corner of the Douglas 52.11 acre tract as described in a Deed recorded in Volume 32, page 123, of the Deed Records of East County, Texas, from which a stone monument found for the southwest corner of the Spanish Oaks Subdivision bears S 45° W, a distance of 2,472.00 feet;

THENCE NORTH with the common line between the said Douglas and Subdivider tracts a distance of 405.00 feet to a ½" iron rod found for the northwest corner of said Subdivider tract and a reentrant southeast corner of the said Douglas tract;

THENCE EAST, continuing with the common line between the said Douglas and Subdivider tracts, a distance of 490.00 feet to a ½" iron rod found for the northeast corner of the said Subdivider 4.56 acre tract, the same being the northwest corner of the Haney 5.57 acre tract as described in a Deed recorded in Volume 397, page 456, of the Deed Records of East County, Texas;

THENCE SOUTH with the common line between the said Haney and Subdivider tracts a distance of 405.00 feet to a ½" iron rod found for the common south corner of the said tracts in the north right-of-way line of Main Street;

THENCE WEST with the north right-of-way line of Main Street a distance of 490.00 feet to the point of BEGINNING and containing 4.56 acres of land.

Directional control is the called bearing of WEST along the adjacent segment of the north right-of-way line of Main Street as presently monumented.

# FINAL ENGINEERING REPORT FOR GREEN ACRES SUBDIVISION

by Ed Engineer, P.E.

#### Water Supply: Description, Costs, and Operability Date

Green Acres Subdivision will be provided with potable water by the Rio Bonito Water Supply Corporation ("Rio Bonito"). The subdivider, and Rio Bonito have entered into a contract in which Rio Bonito has promised to provide sufficient water to the subdivision for at least 30 years and Rio Bonito has provided documentation to sufficiently establish the long term quantity and quality of the available water supplies to serve the full development of this subdivision. Rio Bonito has an 8" diameter water line running along the north side of the right-of-way of Main Street. The water system for Green Acres Subdivision consists of a 2" diameter water line that taps into this 8" line. The 2" line then runs north along the east side of the Stucco Street right-of-way. From the 2" line, four 1" diameter dual service lines run to pairs of lots before splitting into two 3/4" diameter single service lines going to the water meter boxes for each lot. The 2" line, the dual service lines, the 3/4" single service lines, and the meter boxes have already been installed, at a total cost of \$10,000, or \$1,250 per lot. The subdivider has in addition paid Rio Bonito the sum of \$3,200, which covers the \$400 cost per lot for the water meter (including installation costs and all tap fees and membership fees). Upon request by the owner of a lot, Rio Bonito will promptly install at no charge the water meter for that lot. If the owner has not requested installation by December 15, 2003, Rio Bonito will nevertheless proceed to install the water meter on the lot. Thus, in any event, all the water meters will be installed and the entire water facilities will be operable on or before December 31, 2003. The subdivider has also installed one fire hydrant, at a cost of \$400.

#### Sewage Facilities: Description, Costs, and Operability Date

Sewage from Green Acres Subdivision will be treated by individual on-site sewage facilities ("OSSF" or "septic systems") consisting of a standard design dual compartment septic tank and a drainfield on each lot. The undersigned professional engineer has evaluated the suitability of the subdivision site for OSSF and submitted a report concluding that the site is suitable for OSSF using standard subsurface disposal methods. The report was reviewed and approved by the East County Health Department. Highlights of the report are as follows:

Each lot in the proposed subdivision is at least ½ acre in size. Two test borings were made at opposite areas of the subdivision — the centers of lots 4 and 8. (Additional borings were unnecessary because the soils are very uniform within this limited area.) The soil is a Class III uniform silty loam extending more than 24" below the bottom of any proposed excavations. There is no indication of groundwater or a restrictive layer within 24" of the bottom of the proposed excavations. The subdivision drains well, having a slope of approximately 3%. The stormwater runoff from a 100-year flood is adequately contained within the street and the drainage easements. Each lot has adequate area for a replacement drain field.

The estimated cost to install a septic system (for a three-bedroom, two-bath home, as anticipated) on an individual lot is \$1,500, including the costs for the required permit and license. No OSSF have been installed as of the time of application for final plat approval. At the time of the filing for record of this final plat, the subdivider will post with the City of Lone Star a bond in the amount (not less than the estimated \$12,000 cost for the eight OSSF systems) determined by the City Council to be adequate to ensure proper installation of the OSSF, including reasonable contingencies. The subdivider will include the cost of a septic system in the sales price of each lot. At any time after a particular lot is sold, the purchaser may initiate installation of a septic system by writing or calling the subdivider and then filing with the East County Health Department an application for a permit to construct a septic system. If on a lot belonging to the subdivider no septic system has been installed as of October 1, 2003, then the subdivider will obtain the proper permit and install a septic system by December 31, 2003. If on a lot belonging to someone other than the subdivider no septic system has been installed as of October 1, 2003, then the subdivider will first remind the lot owner of the availability of the septic system. If the lot owner does not initiate the installation of the septic system by notifying the subdivider and filing an application for a permit to construct the system within 30 days after such reminder, then the subdivider will proceed to install the septic system using the easement right she has retained for that purpose (see Plat Note 5 on Sheet 1). In any event, the septic systems will be installed on every lot by December 31, 2003.

### **Certifications:**

By my signature below, I certify that the water and sewage service facilities described above are in compliance with the Model Rules adopted under Section 16.343, Water Code.

I certify that the estimated costs to install unconstructed water and on-site sewage facilities, discussed above, are as follows:

Water Facilities - These facilities are fully constructed, except for installation of water meters, which cost \$400 per lot. The subdivider has paid a total of \$3,200 to Rio Bonito W.S.C. to cover the costs of meter installation.

Sewage Facilities - Septic systems are estimated to cost \$1,500 per lot (all inclusive), for a total of \$12,000 for the subdivision.

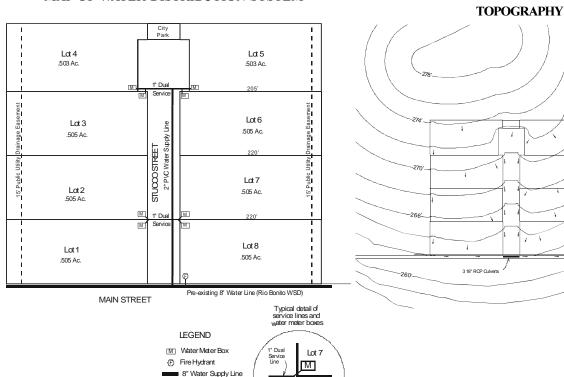


ED ENGINEER D	ΑT

#### MAP OF WATER DISTRIBUTION SYSTEM

2" Water Supply Line

Service Lines



# STATE OF TEXAS COUNTY OF EAST

# **OWNER'S DEDICATION**

I, Sylvia Subdivider, a single woman, as owner of the 4.56 acre tract of land encompassed within the proposed Green Acres Subdivision, hereby subdivide the land as depicted in this subdivision plat and dedicate to public use the street, park, and easements shown herein.

SYLVIA SUBDIVIDER	DATE

POST DEVELOPMENT

BEFORE ME, the undersigned notary public, on this day personally appeared Sylvia Subdivider, proved to me through her Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that she executed the same for the purposes and consideration therein expressed.

iven under my hand and seal of office this _	day of	, 2001.	
	IMA NOTARY	A NOTARY, Notary Public	

# CITY OF LONE STAR CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE §212.009(c) AND §212.0115(b)

WE THE UNDERSIGNED CERTIFY that this plat of the Green Acres Subdivision was reviewed and approved by the City Council

of Lone Star on	_,			
		ATTEST:		
Mayor of the City of Lone Star	Date	Secretary of the City of Lone Star	Date	